# LEELA PALACES HOTELS & RESORTS LIMITED

***(formerly known as Schloss Bangalore Limited)***

Registered Office: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar New Delhi South Delhi 110023
Tel No. +91 (11) 39331234 Email Id: cs@theleela.com CIN: L55209DL2019PLC347492 Website: www.theleela.com


Ref No.: THELEELA/2026-27/036

Date: August 10, 2026

| | |
|---|---|
| To<br>Sr. General Manager<br>Listing Department<br>BSE Limited<br>Phiroze Jeejeebhoy Towers<br>Dalal Street<br>Mumbai – 400001<br>**Scrip Code- 544408**<br>**ISIN - INE0AQ201015** | To<br>Sr. General Manager<br>Listing Department<br>National Stock Exchange of India Limited<br>Exchange Plaza, C-1, Block G<br>Bandra Kurla Complex<br>Bandra (E), Mumbai – 400 051<br>**Symbol- THELEELA**<br>**ISIN - INE0AQ201015** |

Dear Sir/Madam,

**Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("LODR Regulations") - Investment in Compulsorily Convertible Preference Shares of Buildminds Real Estate Private Limited ("Buildminds").**

Pursuant to Regulation 30 of the LODR Regulations read with the SEBI Master Circular issued thereunder, Leela Palaces Hotels & Resorts Limited ("the Company") proposes to make an investment of up to INR 185,00,00,000 (Rupees One Hundred and Eighty-Five Crores Only), in one or more tranches over one or more years, in Buildminds, a subsidiary of the Company, by way of subscription to Compulsorily Convertible Preference Shares ("CCPS"). Buildminds is engaged in the development of our upcoming 5-star Hotel at Ayodhya.

The proposed investment forms part of the Company's overall commitment to fund the capital requirements of Buildminds and is intended to support its ongoing business operations, project development activities and long-term growth plans. The investment shall be made in one or more tranches, depending upon the funding requirements. Being an investment in an existing subsidiary this will not result in any change in the management control or any economic interest in Buildminds.

The details required under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 is enclosed as Annexure A.

**For Leela Palaces Hotels & Resorts Limited**
*(formerly known as Schloss Bangalore Limited)*

JYOTI MAHESHWARI Digitally signed by JYOTI MAHESHWARI Date: 2026.08.10 11:43:22 +05'30'

**Jyoti Maheshwari**
**Company Secretary and Compliance Officer**
**Membership No.:** A24469

**Annexure- A**

**Details required under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026**

| **Sr. No.** | **Particulars** | **Details** |
|---|---|---|
| 1 | Name of the target entity, details in brief such as size, turnover etc.; | Buildminds Real Estate Private Limited ("**Buildminds**")<br>Turnover for FY26 – Nil |
| 2 | Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at arm's length | Buildminds is a subsidiary of the Company and is therefore a related party under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The proposed investment constitutes a related party transaction and is being undertaken at arm's length and in compliance with the applicable provisions of the SEBI LODR Regulations.<br><br>Except by virtue of Buildminds being a subsidiary of the Company, none of the promoters, promoter group or group companies have any interest in the proposed transaction other than to the extent of their shareholding in the Company. |
| 3 | Industry to which the entity being acquired belongs | Hotel and Resorts |
| 4 | Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity); | To meet the capital requirements of Buildminds for construction of an upcoming 5-star Hotel at Ayodhya. The proposed investment will be used for funding of project-related expenditure, working capital requirements and other general corporate purposes of Buildminds |
| 5 | Brief details of any governmental or regulatory approvals required for the acquisition | Not Applicable |
| 6 | Indicative time period for completion of the acquisition | The investment shall be made in one or more tranches on or before Financial Year 2028-2029, depending upon the funding requirements of Buildminds. |
| 7 | Consideration - whether cash consideration or share swap or any other form and details of the same; | Cash consideration |
| 8 | Cost of acquisition and/or the price at which the shares are acquired | The total proposed investment is expected to be upto an amount of Rs. 185,00,00,000 (Rupees One Hundred and Eighty-Five Crores Only). |
| 9 | Percentage of shareholding / control acquired and / or number of shares acquired | The Company presently holds 76% of the equity share capital of Buildminds. The proposed investment is not expected to result in any change in the Company's management control over Buildminds. |
| 10 | Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief) | Buildminds was incorporated as a private limited company on April 23, 2024, under the Companies Act, 2013 with the Registrar of Companies, Mumbai. The registered office of BREPL is at Tower 4, Third Floor, Equinox Business Park, Kurla West, Kurla, Mumbai, Maharashtra, India, 400070. Its CIN is U55101MH2024PTC423912.<br><br>Turnover for FY – 26 – Nil<br>Turnover for FY – 25 – Nil<br>Turnover for FY – 24 – Nil<br><br>Country of presence - India |